
Annual Board Meeting

Diamond Summit HOA at Leisure Woods II

Central Cascades Community Center

Saturday July 10, 2021 10 AM

Attendees Call to Order 10:03 am Tracey Windom

Tracey Windom, President

Jeff Charvat, Treasurer

Linda Cameron, Secretary

Rion Groves, Advisory Committee

Tim Duy, Advisory Committee

Brian Cameron

Lynne Groves

Lori Louis

Steve Propst

Jeff Mulkey

Sanded and Terry Martin

Cory Hancock

Garry Degulis

Mike Klobertanz

David Strickland

Kirby Hess

Lynne and Randy Burdick

Michael Domire

Henry Surmeier

Fred Goetzke

Ron and Tammy Gustin

Mike and Melissa Devay

Michael Hall

Jim Hill

Secretary Report

Linda Cameron

1. Previous minutes: reviewed topics from prior meeting which centered on interviewing and choosing a property management company that would meet our HOA members needs.
2. Website is up to date, there were a few members who were having a hard time logging on, I am looking into this. Acquiring a property manager will help maintain a more private platform for our HOA to share information, rather than a public website with few security measures.
3. Member Directory is still a work in progress. There have been a lot of properties bought and sold, as well as new construction so this remains fluid.

Treasury Report

Jeff Charvat

Fiscal Q2 2020-2021

1. We remain financially sound.
2. \$129,715 combined First Interstate Bank accounts- checking \$17,153, Money Market (reserve) \$112,562 as of 6/30/21. This is down \$10,005 from last year. These balances are sufficient to cover planned as well as unforeseen expenditures for the fiscal year.
3. Our net income for the year was \$5,779. Last year's net income was \$30,777. The difference of \$24,998 was primarily due to roadside maintenance performed last summer.
4. Aging summary: Receivables decreased again during the quarter from \$1769 to \$961.
5. Domain renewal was renewed in June.

Old Business

Tracey Windom

1. Water System- we continue to be happy with Delta Operations monitoring our water system. There was an alarm earlier in July which was responded to and found due to phone line service disruption. While they were up here, they collected samples for routine testing, and recommended we have the cistern cleaned. They advised there would be no disruption of water service or draining of the cistern. There were questions from members about adequate water supply and emergency fire usage if it exceeds our gallon limit to draw per day. As we own our own water rights, we have the ability to draw more as needed.
2. Snow Plowing/Removal- we continue to be happy with our current contractor. Due to an increase in fuel prices there was discussion on raising contract fees. After further discussion, the contractor isn't raising fees this contract year. We will revisit this for our subsequent contract year.
3. ARC Status/Issues- Currently there are 4 open ARC's for new construction, at least one will need to file an extension it appears, as the 12 month window is approaching for completion. One ARC open for a garage added to existing construction.
4. Other HOA Activities- There has been a 3rd bank of mailboxes placed at Red Cone and Clear Springs Way. Inquiries can be directed to diamondsummitHOA@gmail.com.
5. Road Maintenance- Crack sealing was scheduled for July 2. It appears they didn't get to all areas needing attention. Tracey will reach out to find out when Central Oregon Asphalt will be returning to finish. We had a significant expenditure last summer on roadside maintenance, and it still looks very good.

New Business

Tracey Windom

1. Property Management Recommendation- Thank you Rion for all of your work arranging interviews and creating comprehensive questions that address the concerns of our HOA. With recommendations from our attorney, the field was narrowed to three companies. After careful consideration, it was unanimously agreed to go with Associated Management Services, Fieldstone LLC (AMS). They have been in this business for over 30 years and manage properties similar to our community. Representatives from AMS were present to provide answers to members' questions and comments. Members were assured that the board still makes all decisions, AMS just handles day to day operations. Questions ranged from financial concerns to potential punitive actions for members not following established CC&R's. As our community has grown, it has become more apparent our HOA needed help to continue our livability. It's clear our members desire a "lighter" hand in enforcement of some rules, but in regards to safety ie: ladder fuel, roadway parking during snow plow season, etc. we need more consistency. AMS will help us establish consistency, there will be a transitional period for all of us, but this move will take a large burden off of the board. Ideally, having less busy work will motivate more members to become involved in our HOA, the more feedback, the better we all are. With AMS there will be more opportunity for ZOOM meetings, easier communication, and a portal to track payments and actions by the board. Our hope is that with the help of AMS, there is more transparency, greater communication that will bring our community together.
2. Rules Enforcement Resolution- Currently, we do not have a rules enforcement resolution in place. This is a void that needs to be addressed. AMS will help us put in place one that fits our communities needs. The board will be instrumental in making decisions on complaints, fines, and appeals processes.
3. Member Feedback- Attendees of this meeting overall we're supportive of securing a property manager. The largest concern is keeping our livability and not creating animosity between neighbors. This board believes we can achieve both with the help from AMS.
4. Board Opening- Historically, we have a board election at annual meetings rotating positions so there isn't an entirely new board at any one time. We have gotten off that schedule in the last few years. Tracey Windom's position of President opened this meeting. Members were asked if they had any interest in filling that position, there were none. Tracey offered to extend one more year, seconded by Tim Duy, unanimously voted by present members.



Adjourned 11:54 AM

Next Meeting: October 9, 2021 9 AM TBA